



TYPES OF ACCESSORY DWELLING UNITS

Below are descriptions of accessory and temporary dwelling units allowed by the San Diego County Zoning Ordinance. Some may not be allowed in certain zones. Some may require approval of discretionary permits. Refer to The Zoning Ordinance Sections listed at the end of each description for information, conditions and restrictions regarding these permits.

ACCESSORY APARTMENT

A dwelling unit no greater than 640 square feet in floor area, located within or attached to a single detached dwelling, for occupancy by a maximum of two persons, one of whom shall be either (1) 60 years of age or older, (2) handicapped [as defined in the State Health and Safety Code] or (3) a member of the immediate family of the owner [related by blood, marriage or adoption] of the principal dwelling on the site. **May contain kitchen facilities. May be rented.** *May not be on the same parcel as an Accessory Living Quarter, Guest Living Quarter or Second Dwelling Unit.* Requires an approved Administrative Permit. **See Section 6156.w.**

ACCESSORY LIVING QUARTERS

Living quarters, which may include kitchen facilities, within an accessory building or within the primary dwelling for the sole use of persons employed on the premises and **may not be rented.** *May not be on the same parcel as an Accessory Apartment or Second Dwelling Unit.* Limited in floor area to 900 square feet or twenty-five percent (25%) of the floor area of the main dwelling whichever is larger. Allowed only in **RR** zones and must meet density. Requires an approved Administrative Permit. **See Section 6156.l.**

SECOND DWELLING UNIT

A dwelling unit not exceeding 50% of the living area of the primary dwelling up to a maximum of 1,200 square feet. A minimum of 400 square feet is allowed by right. A Minor Use Permit must be approved for a second dwelling unit greater than 30% of the living area of the primary dwelling or on a lot less than 20,000 square feet. **May be rented.** *May not be on the same lot as a Guest Living Quarter, Accessory Living Quarter or Accessory Apartment.* Must meet minimum lot size and has design compatibility requirements with primary dwelling. **See Section 6156.x.**

GUEST LIVING QUARTERS

Living quarters, which have neither kitchen nor laundry facilities, within an accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises. **May not be rented.** The total floor area of a Guest Living Quarters shall not exceed 600 square feet or 25% of the square footage of the primary dwelling, whichever is greater. *May not be on the same lot as an Accessory Apartment or Second Dwelling Unit.* Requires approved Administrative Permit for lots less than half-acre in most residential zones and in the S88 zone. Not permitted on lots of less than 10,000 square feet. **See Section 6156.k.**

HEALTH CARE DWELLING (TEMPORARY)

A trailer coach or mobile home used exclusively for temporary occupancy by either: (a) providers of health services which are required by an occupant of the main dwelling, or (b) relatives of an occupant of the main dwelling who requires physical care. Interior floor area maximum is 800 square feet. Units exceeding 8' x 40' must furnish a bond to ensure removal of the unit when the need no longer exists. **See Section 6118.3.**

FARM EMPLOYEE HOUSING

In 13 rural planning areas, housing for up to 12 farm employees and their families is allowed by-right (stick-built, modular, or trailers) in the A70 and A72 zones. In the S80, S88, S90 and S92 zones within the same planning areas, farm employee housing is allowed upon the granting of an Administrative Permit. In 12 non-rural planning areas having A70, A72, S80, S88, S90, or S92 zoning, farm employee housing is allowed upon the granting of an Administrative Permit. Farm employee housing must meet main building setbacks. **See Section 17021.6 of the State Health & Safety Code.**